



Political Subdivisions Interim Committee

October 16, 2019

A one-time fee charged to new development to offset the capital costs of public infrastructure associated with that new development, generally including:

- Water (culinary and secondary)
- Sewer
- Storm Water
- Municipal Power
- Roadways
- Parks, Recreation, Open Space and Trails
- Public Safety

- Case Law
 - Rational nexus between fee charged and benefit received
- Impact Fees Act is found in Utah Code §11-36a

1. **Impact Fee Facilities Plan (Engineering/Technical)**

- Existing and proposed service levels
- Excess capacity
- New facilities needed
- Cost of facilities needed to serve new development in next 6-10 years
- Certification

2. Impact Fee Analysis – (Financial)

- Proportionate Share
 - Excess capacity (buy-in)
 - New facilities cost
- Financing and credits
- Certification

Description	Per ERU
Buy-In to Treatment	\$200
Collection – New Construction	\$550
TOTAL Cost per ERU	\$750

COMPARATIVE FEES 2018 – SINGLE-FAMILY RESIDENTIAL

City	Single Family Dwelling	Notes
St. George	\$19,077.00	Includes electric
Saratoga Springs	\$17,437.94	Includes secondary water
Orem Southwest SA	\$16,837.05	
American Fork	\$16,717.07	Includes secondary water
Provo	\$14,949.53	Includes electric
Lindon	\$13,757.20	Includes secondary water share requirement
South Jordan	\$13,289.53	
Layton	\$12,268.07	Includes secondary water
Springville	\$11,527.18	Includes secondary water and electric
West Jordan	\$11,128.25	
Sandy	\$10,996.00	
Spanish Fork	\$10,858.59	Includes secondary water and electric
Lehi	\$10,658.25	Includes secondary water and electric
Orem City SA	\$9,192.87	
Salt Lake City	\$9,125.00	
Pleasant Grove	\$8,795.95	
West Valley	\$8,032.77	
Taylorsville	\$7,448.09	

COMPARATIVE POWER IMPACT FEES

Power Impact Fees:	Single Family Dwelling
St. George	\$ 4,504.00
Springville	\$ 2,916.00
Spanish Fork	\$ 2,142.00
Lehi	\$ 1,816.00
Provo	\$ 1,750.00
American Fork	N/A
Layton	N/A
Lindon	N/A
Orem (Both Service Areas)	N/A
Pleasant Grove	N/A
Salt Lake City	N/A
Sandy	N/A
Saratoga Springs	N/A
South Jordan	N/A
Taylorsville	N/A
West Jordan	N/A
West Valley	N/A

COMPARATIVE SEWER IMPACT FEES

Sewer Impact Fees	Single Family Dwelling
Orem Southwest SA	\$4,876.89
Layton	\$3,256.00
Sandy	\$3,256.00
South Jordan	\$3,256.00
Pleasant Grove	\$2,742.21
American Fork	\$2,548.00
Provo	\$2,370.64
Saratoga Springs	\$2,357.00
Lehi	\$2,168.00
West Valley	\$1,923.00
Taylorsville	\$1,903.00
Springville	\$1,426.00
West Jordan	\$1,333.00
Spanish Fork	\$1,288.89
Lindon	\$1,086.00
St. George	\$1,070.00
Orem City	\$846.70
Salt Lake City	\$545.00

COMPARATIVE WATER IMPACT FEES

Water Impact Fees:	Single Family Dwelling
St. George With Water Supply Fee**	\$9,628.00
Saratoga Springs With Water Supply Fee	\$6,428.00
Orem Southwest SA With Water Supply Fee	\$5,808.07
Orem City SA With Water Supply Fee	\$4,407.01
Provo	\$4,042.80
South Jordan	\$3,194.00
West Valley	\$2,806.00
American Fork*	\$2,502.45
Salt Lake City	\$2,473.00
Taylorsville	\$2,357.00
Sandy	\$2,265.00
West Jordan	\$2,245.00
Pleasant Grove*	\$1,931.70
Lindon*	\$1,557.00
Springville*	\$1,301.00
Lehi*	\$1,200.00
Layton*	\$946.00
Spanish Fork*	\$897.00

**Requires Any Development to Supply Their Own Water*

***Developments Must Pay the WCWCD Supply Fee. No Option to Bring Own Water Supply*

COMPARATIVE STORM WATER IMPACT FEES

Storm Water Impact Fees (assumes ¼-acre lot):	Single Family Dwelling
Orem Southwest SA	\$2,578.90
West Jordan	\$1,791.25
Provo	\$1,755.44
American Fork	\$1,672.70
South Jordan	\$1,619.50
Pleasant Grove	\$1,417.93
Taylorsville	\$1,406.00
Layton	\$1,093.06
Sandy	\$937.00
Lindon	\$799.00
Springville	\$630.18
St. George	\$512.00
Saratoga Springs	\$444.00
Salt Lake City	\$374.00
West Valley	\$372.75
Orem City SA	\$365.97
Lehi	\$347.75
Spanish Fork	\$136.86

COMPARATIVE FIRE IMPACT FEES

Fire/EMS Impact Fees	Single Family Dwelling
Taylorsville	\$492.09
American Fork	\$429.30
Sandy	\$318.00
Layton	\$250.50
Spanish Fork	\$218.37
Orem	\$217.70
Provo	\$207.49
Lehi	\$198.00
St. George	\$190.00
Salt Lake City	\$171.00
South Jordan	\$161.73
Lindon	\$152.00
West Valley	\$80.68
Springville	\$80.00
Pleasant Grove	\$75.90
Saratoga Springs	\$75.34
West Jordan	\$33.00

COMPARATIVE POLICE IMPACT FEES

Police Impact Fees	Single Family Dwelling
Provo	\$425.00
Saratoga Springs	\$400.16
American Fork	\$326.45
Layton	\$250.50
Spanish Fork	\$218.37
West Jordan	\$192.00
West Valley	\$188.44
Lindon	\$162.00
South Jordan	\$161.73
Orem	\$120.69
Lehi	\$98.00
St George	\$86.00
Springville	\$80.00
Pleasant Grove	\$76.67
Sandy	\$64.00
Salt Lake City	\$59.00
Taylorsville	N/A

COMPARATIVE TRANSPORTATION IMPACT FEES

Transportation Impact Fees	Single Family Dwelling
American Fork	\$3,282.18
West Jordan	\$2,333.00
Layton	\$2,207.00
Pleasant Grove	\$1,533.00
Provo	\$1,293.06
Lehi	\$1,163.00
Saratoga Springs	\$1,125.00
St. George	\$905.00
South Jordan	\$781.58
Springville	\$689.00
Lindon	\$501.20
Orem	\$421.73
Spanish Fork	\$419.55
West Valley	\$376.90
Salt Lake City	\$330.00
Sandy	N/A
Taylorsville	N/A

COMPARATIVE PARKS AND RECREATION IMPACT FEES

Parks and Recreation Impact Fees:	Single Family Dwelling
Salt Lake City	\$5,173.00
Lindon	\$4,500.00
Sandy	\$4,156.00
South Jordan	\$4,115.00
Spanish Fork	\$3,959.56
American Fork	\$3,855.99
Springville	\$3,715.00
West Jordan	\$3,201.00
Provo	\$3,105.10
Orem	\$2,813.07
Lehi	\$2,600.00
Saratoga Springs	\$2,388.44
West Valley	\$2,285.00
St. George	\$2,182.00
Layton	\$1,873.00
Taylorsville	\$1,290.00
Pleasant Grove	\$1,018.53

	Growth per Year
Nonresidential sf	170,000
Residential units	450
ERUs	610
Acres per Year	270
ADTs per Year	1000
Sewer	\$1,437,770
Water	\$3,921,080
Storm Water	\$479,520
Public Safety	\$319,375
Roads	\$1,103,225
Parks	\$1,074,798
TOTAL	\$8,335,768
City Taxable Value	\$1,800,500,000
Tax Rate Needed	0.004629696
\$250,000 Primary Residence Annual Impacts*	\$636.58
*Impacts would not all be felt through property taxes; many impacts would be felt through increased utility rates	

- Impacts are greatest in rapidly-growing cities
- Size of the city makes a difference in the impacts felt
- Impacts are greatest when new construction is needed, rather than buy-in to excess capacity
- Development pushback often occurs when cities wait too long to update impact fees, thereby causing a significant jump in fees

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(1) A local political subdivision or private entity may include a provision in an impact fee enactment that

(a) provides an impact fee exemption for:

(i) development activity attributable to:

(A) low income housing;

(B) the state;

(C) a school district; or

(D) a charter school; or

(ii) other development activity with a broad public purpose; and

(b) Except for an exemption under Subsection (1)(a)(i)(A), establishes one or more sources of funds other than impact fees to pay for that development activity.